185.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	840,900 / 840,900
					USE VALUE:	840,900 / 840,900
					ASSESSED:	840,900 / 840,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT DAVID M & CHRISTINE M
Owner 2:	
Owner 3:	
Street 1:	5 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONROY PAUL D /LISA -
Owner 2:	-
Street 1:	5 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,502 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 2067 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7502.000	382,300	7,100	451,500	840,900
Total Card	0.172	382,300	7,100	451,500	840,900
Total Parcel	0.172	382,300	7,100	451,500	840,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.82 | /Parcel: 406.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124332

GIS Ref

GIS Ref

Insp Date 08/03/18

!14362!

PREVIOUS ASSESSMENT

Parcel ID 185.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,300	7100	7,502.	451,500	840,900	840,900	Year End Roll	12/18/2019
2019	101	FV	287,800	7400	7,502.	451,500	746,700	746,700	Year End Roll	1/3/2019
2018	101	FV	287,800	7400	7,502.	380,600	675,800	675,800	Year End Roll	12/20/2017
2017	101	FV	287,800	7400	7,502.	348,300	643,500	643,500	Year End Roll	1/3/2017
2016	101	FV	287,800	7400	7,502.	296,700	591,900	591,900	Year End	1/4/2016
2015	101	FV	280,700	7600	7,502.	258,000	546,300	546,300	Year End Roll	12/11/2014
2014	101	FV	280,700	7600	7,502.	238,700	527,000	527,000	Year End Roll	12/16/2013
2013	101	FV	280,700	7600	7,502.	227,100	515,400	515,400		12/13/2012

PRINT

Date	Time
12/11/20	04:13:19

LAST REV

Date	Time
11/19/20	10:58:01

mmcmakin

14362

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONROY PAUL D /	1563-62	1	9/30/2020		850,000	No	No		
SHEA RICHARD S	1239-4		6/29/2001		430,000	No	No		
	852-106		8/1/1974		45,000	No	No		N

USER DEFINED

Prior Id # 1:	124332
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2016	947	New Wind	9,400		7/11/2016			Window replacement
1/16/2003	32	Addition	42,000	C				ADD FAMILY ROOM AN

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/3/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Meas. Denied	197	PATRIOT
7/8/2005	Fieldrev-Chg	BR	B Rossignol
4/19/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7502		Sq. Ft.	Site		0	70.	0.86	7									451,542						451,500	

Total AC/HA: 0.17222 | Total SF/SM: 7502 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 451,542 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15798259
Const Adj.:	0.99989998
Adj $ / SQ:	144.733
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469616
Depreciation:	87349
Depreciated Total:	382268

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

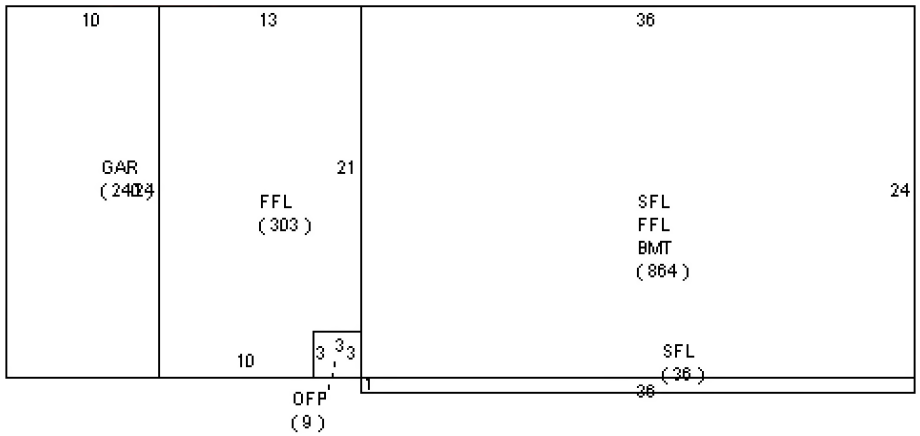
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	159.21
Special Features:	0	Val/Su Net:	120.22
Final Total:	382300	Val/Su SzAd	184.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,167	144.730	168,904
SFL	Second Floor	900	144.730	130,260
BMT	Basement	864	43.420	37,515
GAR	Garage	240	25.410	6,099
OFP	Open Porch	9	44.000	396

Net Sketched Area: 3,180 | Total: 343,174

Size Ad 2067 | Gross Are 3180 | FinArea 2067

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1990	18.09	T	23.2	101			7,100			7,100
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						

More: N | Total Yard Items: 7,100 | Total Special Featues: | Total: 7,100

IMAGE

AssessPro Patriot Properties, Inc